



4 Hendred Way, Abingdon OX14 2AN



4 Hendred Way

Impressive three-bedroom semi detached family home well situated within this highly sought after North Abingdon location close to many nearby amenities offering many features including stylishly refitted kitchen complemented by separate utility room and spacious front living room through to dining room with double doors to delightful double glazed conservatory providing attractive views over large west facing rear gardens offering excellent potential to substantially extend the accommodation.

Location

4 Hendred Way is situated in a sought-after location offering easy access to the nearby highly regarded Rush Common school and many other amenities. There is a quick route onto the A34 leading to many important destinations north and south and for commuters Radley railway station is a short drive. Useful distances including Abingdon town centre (circa. 1.4 miles) and Oxford city centre (circa. 7.2 miles).

Directions

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini roundabout onto the Oxford Road. At the second set of traffic lights turn right onto Appleford Drive and take the second turning on the right hand-side onto Hendred Way, where the property is found a short way down on the right hand side, found in numerical order.

Directions: [dates.stir.pocket](#)



- Enclosed entrance porch with tall storage cupboard and entrance hall leading to delightful front living room which in turn leads to dining room with double doors to delightful double glazed conservatory providing attractive views over the rear gardens
- Stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by several integrated electrical appliances and separate utility room.
- Good size first floor master bedroom featuring an extensive selection of wall-to-wall wardrobe cupboards (eight doors in total), second double bedroom with built-in wardrobe cupboards and spacious third bedroom complemented by refitted family shower room with contemporary white suite.
- PVC double glazed windows, mains gas radiator central heating and the property benefits from an efficient solar panel system, creating greatly reduced electricity bills combined with a healthy income.
- Front gardens providing hard standing parking facilities for several vehicles leading to much larger than average garage with useful workshop to the rear and cloakroom off
- Large 93' west facing rear gardens featuring large patio, extensive lawn surrounded by mature flower and shrub borders, garden store and greenhouse - the whole enclosed by mature trees, shrubbery, and fencing.
- Excellent potential to substantially extend the property to both the side and rear which has been the case with many other similar properties within this area.

3		Bedrooms	Council Tax Band: D
2		Receptions	Tenure Freehold
1		Bathrooms	EPC Rating C

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Hendred Way, OX14

Approximate Gross Internal Area = 116.0 sq m / 1248 sq ft

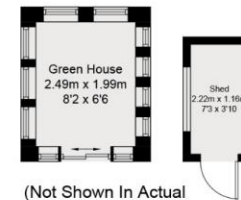
Garage = 27.0 sq m / 291 sq ft

Total = 143.0 sq m / 1539 sq ft

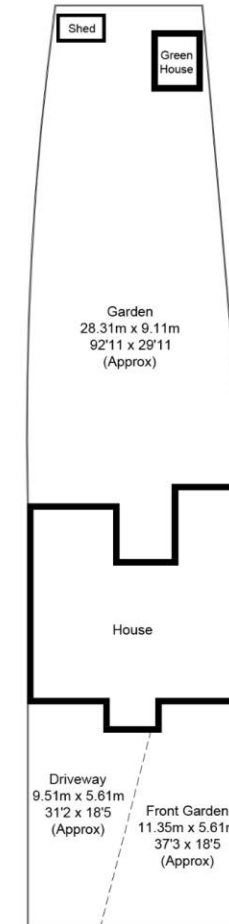
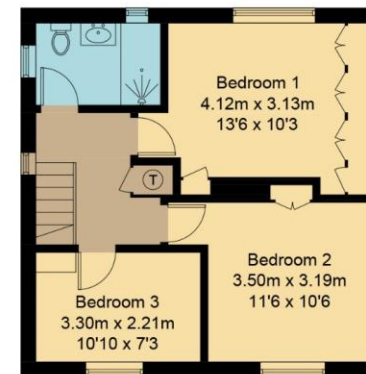
Green House = 5.2 sq m / 56 sq ft

Shed = 2.5 sq m / 27 sq ft

Garden / Driveway Area = 354.9 sq m / 3820 sq ft



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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